048.0	0004	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	733,500 /	733,500
USE VALUE:	733,500 /	733,500
ASSESSED:	733,500 /	733,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHNEBLY KEITH G III--ETAL
Owner 2:	READING ELIZABETH
Owner 3:	
Street 1:	78 WEBCOWET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,189 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1361 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6189.000	243,500	5,500	484,500	733,500
Total Card	0.142	243,500	5,500	484,500	733,500
Total Parcel	0.142	243,500	5,500	484,500	733,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 538.78 | /Parcel: 538.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34153
GIS Ref	
GIS Ref	
Insp Date	11/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 048.0-0004-0008.0

!4075!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,500	5500	6,189.	484,500	733,500	733,500	Year End Roll	12/18/2019
2019	101	FV	201,800	5500	6,189.	514,800	722,100	722,100	Year End Roll	1/3/2019
2018	101	FV	201,800	5500	6,189.	375,500	582,800	582,800	Year End Roll	12/20/2017
2017	101	FV	201,800	5500	6,189.	327,100	534,400	534,400	Year End Roll	1/3/2017
2016	101	FV	201,800	5500	6,189.	278,600	485,900	485,900	Year End	1/4/2016
2015	101	FV	190,900	5500	6,189.	272,600	469,000	469,000	Year End Roll	12/11/2014
2014	101	FV	190,900	5500	6,189.	224,100	420,500	420,500	Year End Roll	12/16/2013
2013	101	FV	190,900	5500	6,189.	213,200	409,600	409,600		12/13/2012

PRINT

Date	Time
12/10/20	19:09:31

LAST REV

Date	Time
07/28/20	14:42:14
danam	

USER DEFINED

Prior Id # 1:	34153
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4075

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FABIAN KENNETH-	22079-454		5/29/1992		207,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	412	New Wind	38,850	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
1/12/2009	Meas/Inspect	189	PATRIOT
3/7/2000	Meas/Inspect	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6189		Sq. Ft.	Site		0	80.	0.98	1									484,534						484,500	

Total AC/HA:	0.14208	Total SF/SM:	6189	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	484,534	Spl Credit		Total:	484,500

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98892087
Adj $ / SQ:	173.556
Other Features:	77278
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352872
Depreciation:	109390
Depreciated Total:	243482

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

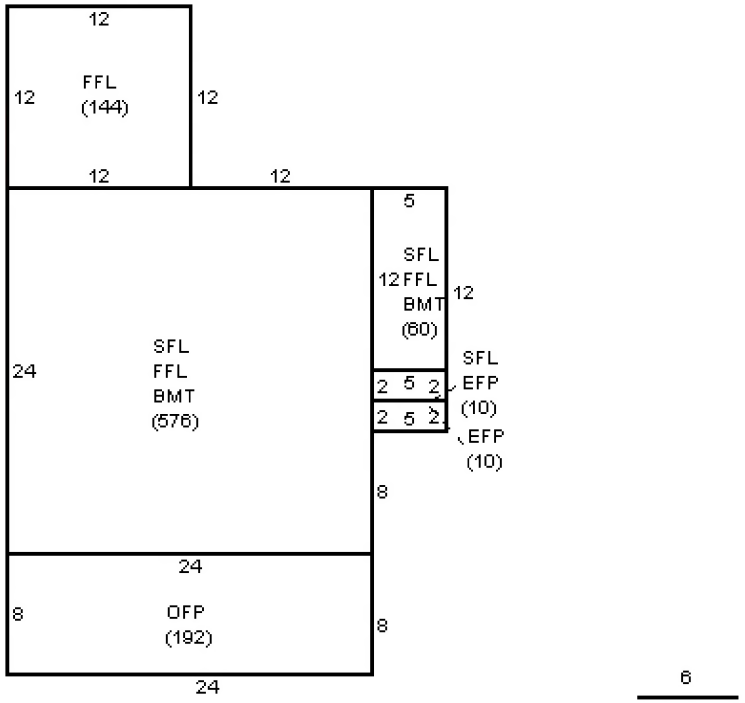
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.56
Special Features:	0	Val/Su Net:	110.23
Final Total:	243500	Val/Su SzAd	178.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	780	173.560	135,373
BMT	Basement	636	52.070	33,114
SFL	Second Floor	581	173.560	100,905
OFP	Open Porch	192	24.820	4,765
EFP	Enclos Porch	20	71.800	1,436

Net Sketched Area:		2,209	Total:	275,593	
Size Ad	1361.3999	Gross Are	2274	FinArea	1361

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	GD	1925	21.94	T	30	101			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:	Total: 5,500